

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: May 28, 2025

Authority Memo Number **017-2025 May 28, 2025 Regular Meeting**

The May 28, 2025 regular meeting of the Will County Metropolitan Exposition and Auditorium Authority Board was held at 15 E. Van Buren Street, Joliet, Illinois 60432. Chairman Bob Filotto called the meeting to order at 4:00 pm with a quorum present. Board members and staff were invited to rise for the Pledge of Allegiance to the Flag.

Present: Bob Filotto, Tim Broderick, Donnie Chestnutt, Jane Condon, Bill Kent, Jeff Pierson, Kathy Trizna

Absent: Sherri Reardon, City Liaison

Staff: Wade Welsh, Leann Hoffrogge, Kathleen Drozd, Lisa Murphy, Shane Richards, Christine Sturm

Others: Lee Rajala, JATOE member

APPROVAL OF MINUTES

Authority Memo Number **012-2025 April 23, 2025 Regular Meeting Minutes**

Discussion and Vote:

The Chairman asked if there were any changes to be made to the April 23, 2025 regular meeting minutes. No corrections or changes were suggested.

The Chair invited further discussion and, hearing none, he called for a voice vote. No opposing votes were expressed. Motion passed unanimously.

Motion: T. Broderick moved and J. Condon seconded approval of the April 23, 2025 regular meeting minutes.

AYES: Members Filotto, Broderick, Chestnutt, Condon, Kent, Pierson, Trizna

ABSENT: None

NAYS: None

Public to be Heard Re: Agenda Items – Lee Rajala, a member of the Joliet Area Theatre Organ Enthusiasts, told the Board that the organization would like to be involved with the planning of the 100-year celebration festivities, as the Barton organ in the theatre will also be turning 100 years old. Welsh advised Rajala to contact the Rialto Square Theatre Foundation Board as they are planning the celebration. Filotto agreed that the organ should be a significant part of the celebration.

FINANCIAL REPORTS

Authority Memo Number **013-2025 Operational Bills Paid, Payable and Payable Age Listing**

Discussion and Vote:

Chestnutt said that checks payable for April totaled \$611,444. The total paid out in April was \$740,035. She noted that on page 5, the charge by VenuWorks for \$1,076 was the filing fee for the ERTC. She found nothing concerning with the check detail.

The Chairman invited further discussion and, hearing none, he directed roll to be called. No opposing votes were expressed. Motion passed unanimously.

Motion: J. Pierson moved and T. Broderick seconded approval of accepting the Operational Bills Paid, Payable and Payable Age Listing into the minutes.

AYES: Members Filotto, Broderick, Chestnutt, Condon, Kent, Pierson, Trizna

ABSENT: None

NAYS: None

Authority Memo Number **014-2025 Financial Statements**

Discussion and Vote:

Chestnutt said that total income for the month of April was \$150,000 better than what was projected. It was just over \$200,000 better than projected for YTD. She felt that this was impressive given the circumstances of the past year. She said that the great work by the staff and management was reflected in the numbers. Gross operating profit was \$143,000 better for the month and \$215,000 better than projected YTD. She

noted that expenses were held in-line and were \$22,000 less than budgeted for the month and \$140,000 less than budgeted YTD. Welsh pointed out line #7100 reflected the \$24,297 credit for the overpayment on the insurance. He said that even without the credit, the numbers for the month were still strong. Chestnutt said that Net Income was projected to be a negative \$737,000 but ended up being only \$271,000 down once the asbestos costs were removed.

The Chairman invited further discussion and, hearing none, he directed roll to be called. No opposing votes were expressed. Motion passed unanimously.

Motion: J. Pierson moved and T. Broderick seconded approval of accepting the Financial Statements into the minutes.

AYES: Members Filotto, Broderick, Chestnutt, Condon, Kent, Pierson, Trizna

ABSENT: None

NAYS: None

NEW BUSINESS

Authority Memo Number 015-2025 FY26 Budget Discussion

Discussion:

Welsh said he was unable to get the budget finished in time for the board meeting. He will get it done soon and email it to Board members. He hopes to have it on the agenda at the next meeting for a vote.

Authority Memo Number 016-2025 City of Joliet Council Meeting Presentation

Welsh and Richards presented a recap of events at the Rialto ranging from July 2022 to June 2025. The presentation highlighted the challenges faced by the theatre over the past 35 months; notable performances; the steady increase in operating revenue generated by the partnership with VenuWorks; construction updates and future capital needs of the building. The presentation ended with testimonials from local businesses that explained how the Rialto is the economic engine for downtown Joliet. When the Rialto is busy, local businesses thrive. Filotto said the presentation is scheduled to be made before the City Council on July 17th.

OLD BUSINESS

Renovation Project Update: Welsh said that he met with Rich Berti and had a conversation with him about stepping aside as general contractor for the HVAC project. He said the Berti was very gracious and understanding about the situation. Jim Murphy is drafting a termination letter for that contract. Welsh said that he spoke with JLK and Calor about the HVAC project. They are talking with Bulley & Andrews who are highly qualified in the field of construction management of historic buildings. Bulley & Andrews are based out of Chicago and their fees may be more than those of R. Berti. Welsh said he is getting the finished documents and drawings to Bulley & Andrews for an estimate on their costs. Welsh said that the Authority bylaws state that the Board may waive the bid process at any time. He asked if the Board would be willing to do so in this case as the process would take several months to find a new general contractor. He said that it is more important to find a general contractor with the right qualifications rather than the cheapest one. He said that Bulley & Andrews are extremely excited about the project and have been a consultant for JLK since the roof project. They have worked on the building in the past and have recently inspected the terra cotta façade. Chestnutt said that she would like to see their quote before making a decision. Welsh said that he will provide a comparison of R. Berti's quote and Bulley & Andrews' quote. Welsh said that his goal is to stay on the same timeline as last summer. He would like to have the bids go out in late July/early August; walk-throughs would happen in mid-August; bids would be due at the end of August; and all long-lead time items would be ordered in September/October. He said that there is still asbestos that will have to be removed from the building. He hopes that whoever gets the bid will start the work while the building is operational. If the asbestos work cannot be done until the building is shut down in June of 2026, it will not be possible to reopen by mid-September of 2026 as planned.

EXECUTIVE REPORTS

RSTF Report: Condon said the Foundation Board did not meet in May. The June meeting is scheduled for June 4, 2025.

Executive Director's Report: Welsh said that he is still searching for a Director of Operations and has an interview scheduled for May 30th.

He said that he has received a draft for the audit but not the final report. He hopes to receive it in the next few weeks. He will be proactive with the FY25 audit and get that started soon so that it will be finished by December 31st.

Welsh reported that Jack Ericksen is still in the hospital but his bloodwork is much better. Doctors believe that the issues are resolved. Ericksen may possibly be released from the hospital by the weekend.

Chairman's Report: Filotto told the Board that the loan officer for Busey Bank would be changing as Mike Nolan is retiring. Steve Jamnik will take his place. Filotto said he would be meeting with Jamnik tomorrow.

He said there were a couple of tours of the unused section of the building scheduled by people who were looking at it for future development.

Filotto is still talking with Bob Rubens about arranging some dates for shipping companies to go and look at the pieces before they are shipped. He would like the pieces moved and installed by September.

Mayor D'Arcy has reappointed the four Board members that were mayoral appointees: Broderick, Chestnutt, Pierson and Trizna. The three gubernatorial appointees will also be reappointed to the Board: Filotto, Condon and Kent.

Filotto said he attended the State of the City meeting and found the speech by Mayor D'Arcy to be very uplifting and the presentation that accompanied it was great. The Rialto was prominently displayed in the program for the event in several places.

Committee Reports: No report.

City of Joliet Liaison's Report: Filotto said that Reardon's mother had passed away unexpectedly. The Board expressed their condolences to her and her family.

Lobbyists' Report: Welsh said that lawmakers in Springfield were trying to pass a budget and get everything approved by the end of the month. Included in that are the two items pertaining to the Authority Board: 1) getting the bid threshold increased from \$10,000 to \$100,000 and 2) getting the Authority in as part of the revenue bill which could result in \$3 million for the HVAC project. Welsh reported that every state representative in the area has signed a letter of support for both items. Filotto said that he got confirmation that Doc Gregory would sign a letter of support for the bid threshold change.

PUBLIC TO BE HEARD: - Hoffrogge told the Board that the American Red Cross was hosting a blood drive on Monday, June 2nd from noon until 6:00 pm. She said that those interested could go online to make an appointment but walk-ins were also welcome.

Motion: The Chairman requested a motion to adjourn the regular meeting. T. Broderick moved and D. Chestnutt seconded the motion.

AYES: Members Filotto, Broderick, Chestnutt, Condon, Kent, Pierson, Trizna

ABSENT: None

NAYS: None

The meeting adjourned at 4:54 P.M.

Minutes respectfully submitted by Christine Sturm, Recording Secretary.

Kathy Trizna, Board Secretary

Unapproved minutes distributed in Board Packets are subject to change.

Approved minutes shall be posted on www.rialtosquare.com /Public Information/Approved Minutes.